



14 CLUNY CRESCENT
ABERFELDY, PERTHSHIRE, PH15 2FL



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Irving Geddes are delighted to offer for sale this immaculately presented, four bedroom contemporary villa, enjoying an enviable setting within a modern development in the ever popular Perthshire town of Aberfeldy. The property has spacious & bright accommodation over two floors, with a generously sized layout comprising on the ground floor; ENTRANCE VESTIBULE with storage, spacious HALLWAY with under-stair cupboard and door to W.C., large LOUNGE with patio doors to rear & double doors to DINING ROOM open to the stunning BREAKFASTING KITCHEN, with sliding pocket door to the fully fitted UILITY ROOM with external door. The first floor comprises a LANDING with storage, 4 DOUBLE BEDROOMS, the master with EN-SUITE SHOWER ROOM and walk-in wardrobe, and beautiful FAMILY BATHROOM.

The property is set back from the street with ample gravel parking to the front, areas of lawn & paved pathway. The fully enclosed south-west facing rear is a blank canvas with grass banking and a level area of lawn, sheltered paved patio and fence border.

Double glazed throughout and warmed by gas fired central heating with sections of PV panels. A most attractive family home, with a beautiful contemporary finish, enjoying a prime location in one of Perthshire's most sought-after towns. Likely to be a most welcome addition to the market and early viewing is advised.

14 Cluny is ideally located, with a short walk to the modern community campus offering infant to secondary schooling, library, swimming pool & sports facilities. A walk or short drive into numerous independent shops, restaurants, hotels and cinema. Those interested in outdoor pursuits are well catered for with a large public park, cricket ground, tennis & bowls club, golf course & woodland walks. Loch Tay is 6miles away & there are numerous mountain walks within close proximity.

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.





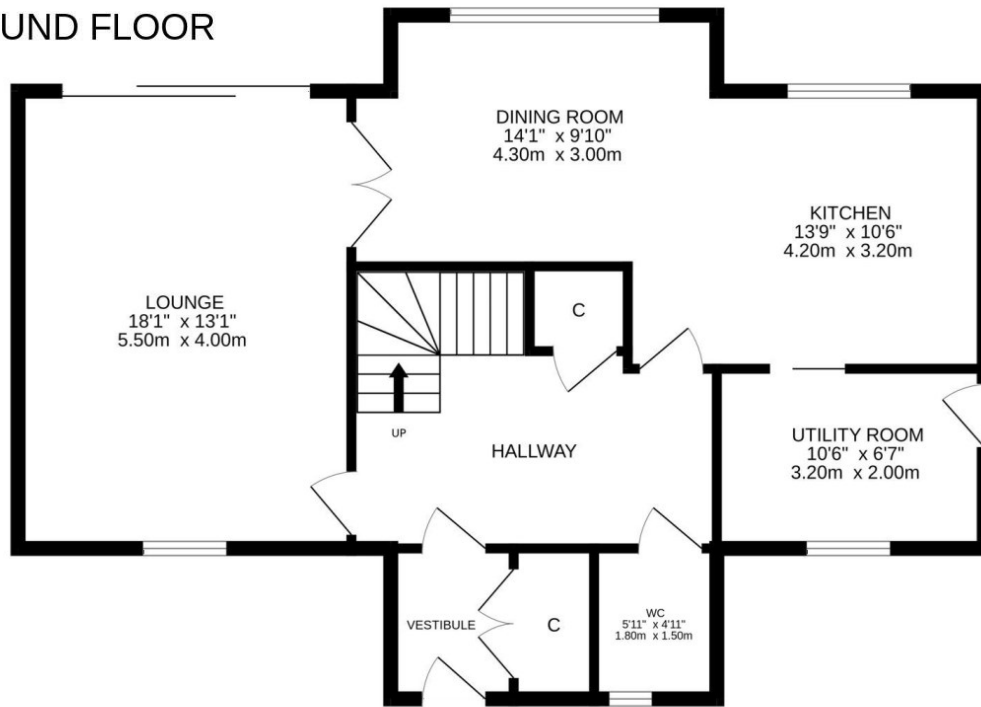




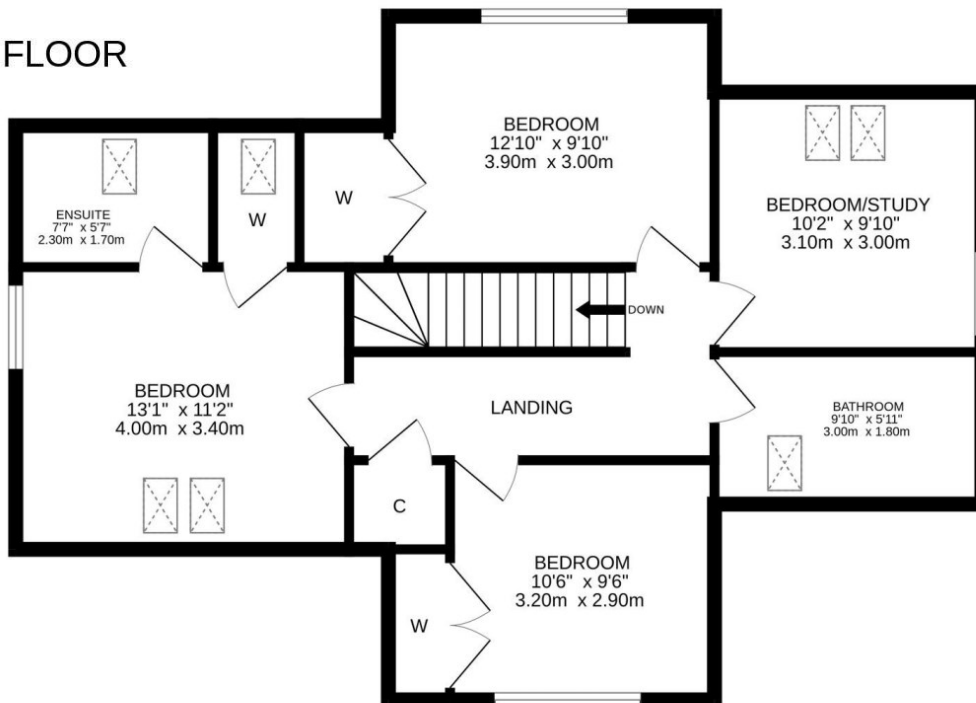




GROUND FLOOR



1ST FLOOR



Energy Rating Rated 'B' Council Tax Band 'E'
Services Mains Water, Drainage, Electric & Gas.
Viewing Strictly by appointment through the agent.
Video Tour
<https://my.matterport.com/show/?m=guBR6KsEiM1>



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